Bill Garrett Davidson County
Batch# 2860 DEEDWARR
09/21/2017 09:38:43 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20170921-0096726

WARRANTY DEED

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$307,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18th DAY OF September,2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 10-7-19
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 156
Matt Fleming	new owner	GROUP 020
931 Beech Bend Drive		PARCEL 208.00
Nashville, Tennessee 37221		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

George Brandt, a married man a 1/2 undivided interest
and
Eric Sox, a married man a 1/2 undivided interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Matt Fleming, an unmarried man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 760 on the Plan of Harpeth Woods, Section Four, as of record in Book 5200, Page 560, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George Brandt, a 1/2 undivided interest and Eric Sox, a 1/2 undivided interest by deed from Brock & Scott PLLC, as Substitute Trustee, of record in Instrument No 20170612-0058671, Register's Office for said County, dated June 6, 2017, and Recorded on June 12, 2017

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **931 Beech Bend Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 18th day of September, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, and Eric Sox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
P-BR-17-931

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027